



General Assembly

January Session, 2007

Amendment

LCO No. 9603

HB0732909603HDO

Offered by:

REP. GONZALEZ, 3rd Dist.

REP. KIRKLEY-BEY, 5th Dist.

To: Subst. House Bill No. 7329

File No. 572

Cal. No. 477

**"AN ACT CONCERNING A UNIFORM MASTER CONTRACT FOR
REVALUATION VENDORS AND A REGIONALLY-BASED
REVALUATION SCHEDULE."**

1 Strike everything after the enacting clause and substitute the
2 following in lieu thereof:

3 "Section 1. (NEW) (*Effective from passage*) Any municipality that
4 adopts the provisions of section 12-62n of the general statutes for the
5 assessment year commencing October 1, 2006, may, upon approval of
6 its legislative body, levy property taxes in the fiscal year commencing
7 July 1, 2007, in accordance with this section. With respect to each
8 parcel of real property that is included, for purposes of the
9 municipality's assessment administration system, in class code 201,
10 203, 205, 206, 210, 211, 213, 214, 226, 227, 231, 232, 233, 236, 237, 239,
11 240, 241, 242, 243, 244, 245, 246, 247, 248, 251, 252, 253, 254, 262, 263,
12 264, 265, 266, 275, 278, 280, 281, 283, 301, 302, 304, 312, 321, 409, or 426
13 the assessor shall subtract the total amount of the property tax levied
14 in the fiscal year commencing July 1, 2006, on such parcel, from the
15 total amount of the property tax that would be applicable with respect

16 to such parcel in the fiscal year commencing July 1, 2007. For purposes
17 of such subtraction, the assessor's calculation of the tax that would be
18 applicable in the fiscal year commencing July 1, 2007, shall be based on
19 the mill rate the municipality established prior to the effective date of
20 this section. If the percentage of increase in the amount so determined
21 for the fiscal year commencing July 1, 2007, over the amount so
22 determined for the fiscal year commencing July 1, 2006, for any such
23 parcel is equal to or greater than twenty-five per cent, the total tax that
24 may be levied on such parcel, in the fiscal year commencing July 1,
25 2007, shall be capped at one hundred twenty-five per cent of the total
26 tax levied on such parcel for the fiscal year commencing July 1, 2006.
27 Notwithstanding the provisions of this section, the total tax that may
28 be levied in the fiscal year commencing July 1, 2007, on any parcel of
29 real property included in class code 278 in the municipality's
30 assessment administration system, shall be capped at one hundred
31 twenty-five per cent of the total tax levied on such parcel for the fiscal
32 year commencing July 1, 2006. Any municipality, the legislative body
33 of which approves the property tax cap provisions of this section, may
34 adjust the mill rate established prior to the effective date of this section,
35 in order to effectuate such property tax provisions. The adjusted mill
36 rate shall be applicable to all property in the municipality that is
37 subject to taxation in the fiscal year commencing July 1, 2007, except
38 any parcel of real property that is subject to a property tax cap
39 pursuant to this section. For purposes of calculations required under
40 this section, the assessor may adjust the assessment of any real
41 property parcel when new construction is completed or a demolition
42 occurs after an applicable assessment date, or when a parcel of real
43 property is subject to an agreement entered into with said city
44 pursuant to which an assessment increase is deferred due to
45 rehabilitation or construction, in order to ensure that a comparable
46 measure of any parcel's total tax difference is made.

47 Sec. 2. (NEW) (*Effective from passage*) Any municipality that adopts
48 the provisions of section 12-62n of the general statutes, effective for
49 assessment years commencing on and after October 1, 2006, shall hire a

50 revaluation company, certified in accordance with section 12-2b of the
51 general statutes, to perform a revaluation for the October 1, 2011,
52 assessment date for which such municipality is required to revalue all
53 real property pursuant to section 12-62 of the general statutes.

54 Sec. 3. (NEW) (*Effective from passage*) (a) There is established a work
55 group to study (1) the effects of the city of Hartford October 1, 2006,
56 revaluation on property taxpayers and the property assessment and
57 taxation provisions approved by the legislative body of the city,
58 pursuant to section 12-62n of the general statutes and this section, for
59 the fiscal year commencing July 1, 2007, and (2) sources of revenue
60 other than property tax revenue that is available to said city.

61 (b) The work group shall consist of the following members:

62 (1) Four owners of residential property located in the city of
63 Hartford, two of whom shall be appointed by the speaker of the House
64 of Representatives and two of whom shall be appointed by the
65 president pro tempore of the Senate;

66 (2) Two owners of businesses located in the city of Hartford, each of
67 which has fewer than fifty full-time employees, appointed by majority
68 leader of the Senate;

69 (3) Two owners of businesses located in the city of Hartford, each of
70 which has more than fifty full-time employees, appointed by the
71 majority leader of the House of Representatives; and

72 (4) A representative of the Capitol Region Council of Governments,
73 who shall serve as the chairperson of the work group.

74 (c) All appointments to the work group shall be made not later than
75 thirty days after the effective date of this section. The chairperson shall
76 schedule the first meeting of the work group not later than thirty days
77 after such appointments are made. Any vacancy shall be filled by the
78 appointing authority. The assessor, budget director and finance
79 director of the city of Hartford shall be nonvoting members of the

80 work group.

81 (d) The city of Hartford shall provide the work group with adequate
82 funding, necessary resources and expertise, property assessment and
83 tax data and other information necessary to allow the work group to
84 comply with the provisions of this section.

85 (e) Not later than January 1, 2008, the work group shall submit a
86 report on its findings and recommendations to the mayor and city
87 council of the city of Hartford and to the joint standing committee of
88 the General Assembly having cognizance of matters relating to finance,
89 revenue and bonding, in accordance with the provisions of section 11-
90 4a of the general statutes. The report shall be signed by a majority of
91 the voting members of the work group. The work group shall
92 terminate on January 1, 2008, or on the date that it submits such report,
93 whichever is later."

This act shall take effect as follows and shall amend the following sections:		
Section 1	<i>from passage</i>	New section
Sec. 2	<i>from passage</i>	New section
Sec. 3	<i>from passage</i>	New section